



£229,950

98 Spilsby Road, Boston, Lincolnshire PE21 9NS

SHARMAN BURGESS

**98 Spilsby Road, Boston, Lincolnshire
PE21 9NS
£229,950 Freehold**

ACCOMMODATION

LOUNGE

14' 8" x 15' 1" (4.47m x 4.60m) (maximum measurements including lobby area and chimney breast but excluding staircase)

Having partially obscure glazed front entrance door, two ceiling light points, feature bay window to front elevation, TV aerial point, feature exposed brickwork wall with fitted log burner set within, wall mounted storage cupboard to right hand side of chimney breast, return staircase rising to first floor with storage beneath.

DINING ROOM

11' 1" (measurement taken to chimney breast) x 8' 11" (3.38m x 2.72m)

Having an exposed brickwork wall with feature arch, French doors leading to the rear garden, wall mounted electric heater, ceiling light point. Door to: -



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KITCHEN

12' 6" (maximum) x 8' 11" (maximum) (3.81m x 2.72m)

Having granite work surfaces with inset Belfast style sink, base level storage units, drawer units and matching eye level wall units, plumbing for a dishwasher, space for electric cooker, additional built-in storage cupboards, decorative tiled floor, ceiling light point, window to side elevation, steps up to a: -

WALK-IN PANTRY

With shelving within, space for standard height fridge or freezer, ceiling light point.

REAR ENTRANCE HALL

5' 8" x 6' 8" (taken to built-in cloak cupboard) (1.73m x 2.03m)

Having decorative tiled floor, ceiling light point, obscure glazed entrance door, cloak cupboard with sliding doors with shelving and storage within and overhead storage lockers.

GROUND FLOOR SHOWER ROOM

5' 10" x 8' 2" (1.78m x 2.49m)

Being fitted with a three piece suite comprising wash hand basin with mixer tap and vanity unit beneath, WC with concealed cistern, shower cubicle with wall mounted electric shower within and bi-fold shower screen, tiled floor, full tiled walls, obscure glazed window to rear elevation, ceiling recessed lighting.

FIRST FLOOR LANDING

Having access to loft space, ceiling light point.

BEDROOM ONE

11' 9" (maximum) x 8' 10" (maximum) (3.58m x 2.69m)

Having window to rear elevation, ceiling light point, door to: -



**SHARMAN
BURGESS** Est 1996

EN-SUITE SHOWER ROOM

Being fitted with a three piece suite comprising a wash hand basin with mixer tap and vanity unit beneath, push button WC, shower cubicle with wall mounted electric shower and fitted shower screen, tiled floor, full tiled walls, ceiling recessed lighting, window to rear, wall mounted electric heater.

BEDROOM TWO

10' 11" (maximum) x 11' 9" (maximum including chimney breast) 3.33m x 3.58m)

Having window to front elevation, ceiling light point.

BEDROOM THREE

6' 9" x 5' 4" (2.06m x 1.63m)

Having window to front elevation, ceiling light point. In the Agents opinion, a room of this size is ideal for use as a nursery/office.

EXTERIOR

To the front, the property has wrought iron railings and gate, with a pathway leading to the front entrance door. There is a lawned front garden with established flower and shrub borders and an established Magnolia tree.

VEHICULAR ACCESS

Vehicular access is to the rear of the property from Hospital Lane, where there is a set of double gates which lead to a hardstanding driveway providing parking for numerous vehicles.

REAR GARDEN

Being predominantly laid to lawn, with flower and shrub borders. The garden is enclosed by fencing and served by outside tap and lighting. The garden also houses a:-

BRICK AND TILE STORE

Having two obscure glazed windows, obscure glazed personnel door leading to the garden.

SEPARATE WC

With WC and wash hand basin within

SERVICES

Mains water, electricity and drainage are connected.

REFERENCE

10042025/28967221/ROS



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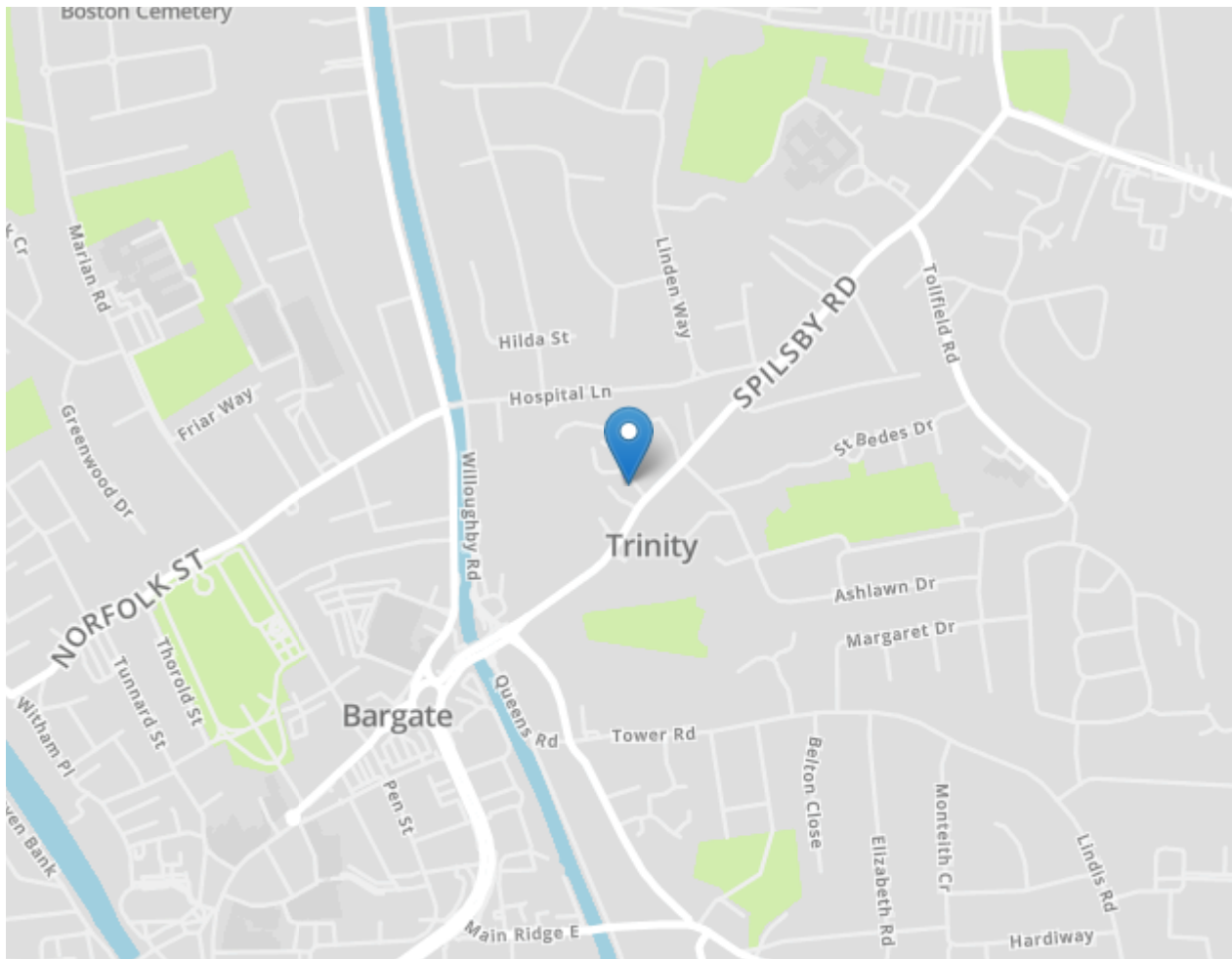
AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

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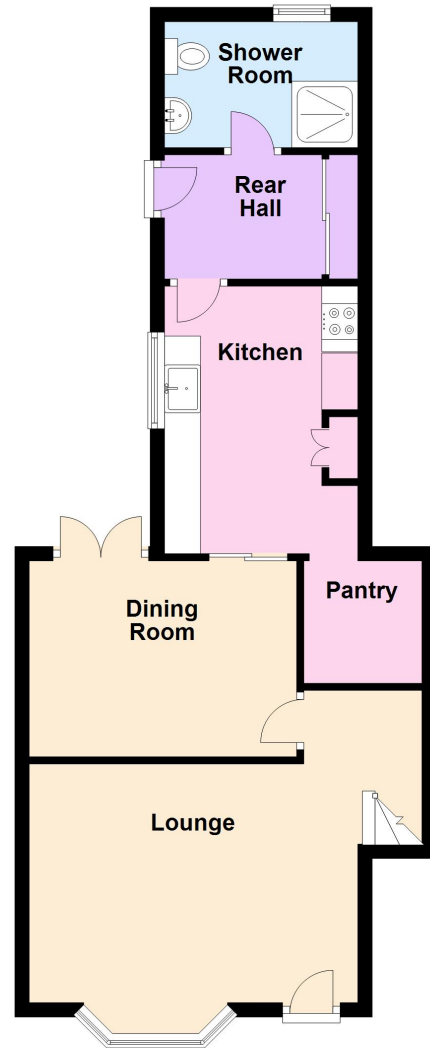
If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



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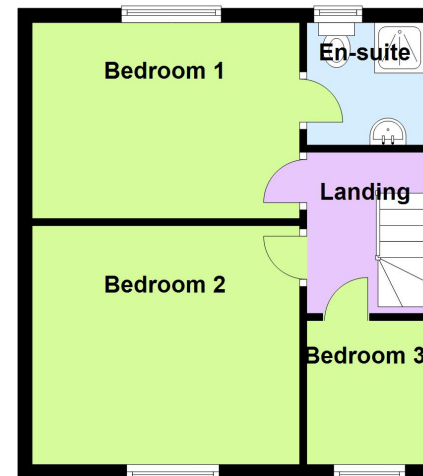
Ground Floor

Approx. 52.0 sq. metres (560.2 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.7 sq. feet)



Total area: approx. 85.2 sq. metres (916.9 sq. feet)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		34
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	